

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S David Avenue, 200 ft. South	* ZONING COMMISSIONER
of c/l of Quatman Avenue	
8508 David Avenue	* OF BALTIMORE COUNTY
14th Election District	
6th Councilmanic District	* Case No. 96-144-A
William R. Carroll, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William R. Carroll and C. Diane Carroll, his wife, for that property known as 8508 David Avenue in the Hallmark Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 inches in lieu of the required 6 ft. for a carport, in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

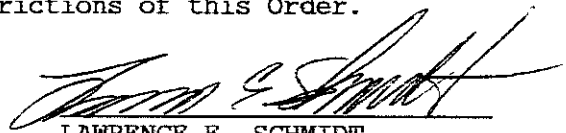
APPROVED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of November, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 inches in lieu of the required 6 ft. for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

COPIED TO: CIVIL ENGINEERING  
Date 11/2/95  
By C. M. G. G. G.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 6, 1995

Mr. and Mrs. William R. Carroll  
8508 David Avenue  
Baltimore, Maryland 21234

RE: Petition for Administrative Zoning Variance  
Case No. 96-144-A  
Property: 8508 David Avenue

Dear Mr. and Mrs. Carroll:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-144-A

8508 DAVID AVE

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B; BC2R, TO PERMIT A

~~1802.3.B~~ SIDEYARD SETBACK OF 4" IN LIEU OF THE REQUIRED 6' FOR A CARPORT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

WILLIAM R CARROLL  
(Type or Print Name)

William R Carroll  
Signature

C. DIANE CARROLL  
(Type or Print Name)

C. Diane Carroll  
Signature

(H) 665-4815

8508 DAVID AVE (W) 388-4034

Address Phone No.

BALTIMORE MD 21234

City State Zipcode

Name, Address and phone number of representative to be contacted if:

WILLIAM R CARROLL

Name Address Phone No.

8508 DAVID AVE 665-4815

Address Phone No.

21234

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM DATE 10-4-95

ESTIMATED POSTING DATE: 10-15-95

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 148

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8508 DAVID AVE  
address  
BALTIMORE MD 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THERE EXISTS ONLY 15 FT - 6 IN FROM THE  
HOUSE TO THE PROPERTY LINE. IT IS NECESSARY  
TO USE THE FULL ALLOWANCE OF THE VARIANCE  
FOR INSTALLATION OF A CARPORT & PROTECTION FOR  
OUR CAR.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William R. Carroll  
(signature)  
WILLIAM R. CARROLL  
(type or print name)



C. Diane Carroll  
(signature)  
C. DIANE CARROLL  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11<sup>th</sup> day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William R. Carroll and C. Diane Carroll

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

September 11, 1995  
date

Helen J. Polster  
NOTARY PUBLIC

My Commission Expires:

May 1, 1998

MICROFILMED

# EXAMPLE 3 - Zoning Description

- 3 copies

96-144-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 8508 DAVID AVE  
(address)  
Election District 14 Councilmanic District 06

Beginning at a point on the WEST side of \_\_\_\_\_  
(north, south, east or west)  
DAVID AVE which is 25'<sup>25</sup>  
(street on which property fronts) (number of feet of right-of way width)  
wide at a distance of 200' SOUTH of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street QUATMAN AVE  
(name of street)  
which is 25' wide. \*Being Lot # 16,  
(number of feet of right-of-way width)  
Block F, Section # 4 in the subdivision of  
HALLMARK MANOR as recorded in Baltimore County Plat  
(name of subdivision)  
Book # 28, Folio # 069, containing  
8360 SQ FT MORE/LESS  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1' ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

148

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-144-A

District: 144

Date of Posting: 10/14/95

Posted for: Variance

Petitioner: Wm. R. & C. Marie Cornell

Location of property: 8508 David Hwy W/3

Location of Signer: Facing roadway on property being Zoned

Remarks:

Posted by: [Signature]  
Signature

Date of return: 10/20/95

Number of Signs: 1





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 148 Petitioner: WILLIAM CARROLL  
Location: 8508 DAVID AVE., BALTO., MD. 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: \_\_\_\_\_  
ADDRESS: SAME

PHONE NUMBER: 665-4815





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

# 148  
No.

DATE 10-4-95 ACCOUNT Pool-6150

96-144-A

AMOUNT \$ 85.00

RECEIVED FROM: WILLIAM CARROLL RO. 8508 CAVID AVE

ADMIN. UAR. (CIC) 50.00

FOR: POSTING (OPD) 35.00

03A03#0009MICHR  
BA 0002:32PM10-04-95 85.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

JCM



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 12, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-144-A (Item 148)  
8508 David Avenue  
W/S David Avenue, 200' S of c/l Quatman Avenue  
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 15, 1995. The closing date (October 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: William and Diane Carroll



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 25, 1995

Mr. and Mrs. William R. Carroll  
8508 David Avenue  
Baltimore, MD 21234

RE: Item No.: 148  
Case No.: 96-144-A  
Petitioner: W. R. Carroll, et ux

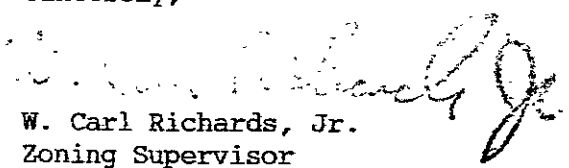
Dear Mr. and Mrs. Carroll:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Oct. 20, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief <sup>RWB/PAK</sup>  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for October 23, 1995  
Items 129, 148, 150 and 151 3

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/18/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 145, 147, 148, 149,  
150 and 151. 5

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   October 12, 1995

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 145, 148 and 150

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Edna L. Kerns

PK/JL



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

10-16-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 148 (JCM)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

## PETITION PROBLEMS

### #147 -- JRA

1. Only 2 attachments submitted with variance petition, but 3 petitions submitted.
2. Need power of attorney for person signing for legal owner.

### #148 -- JCM

1. No acreage listed on folder.

### #149 -- JLL

1. No review information on bottom of petition form.



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

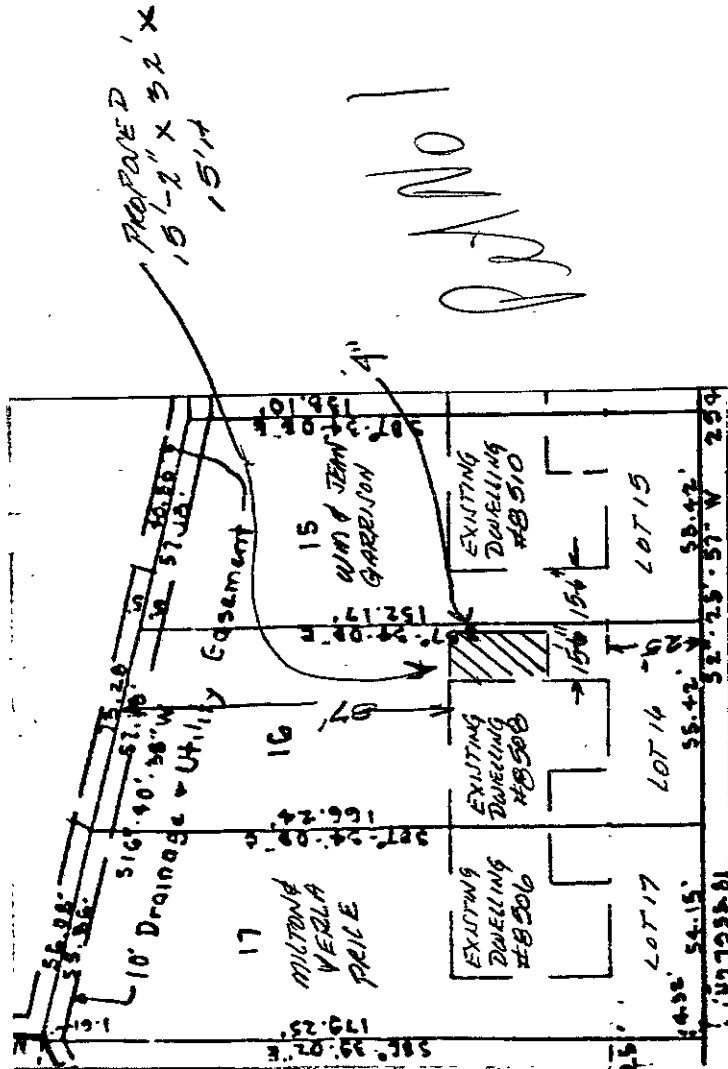
PROPERTY ADDRESS: 8508 DAVID AVE

Subdivision name: HALEMARK MANOR

plat book # 28, folio # 069, lot # 16, section # 4

OWNER: W. C. CARROLL & C. DIANE CARROLL

96-144-A



DAVID AVE.



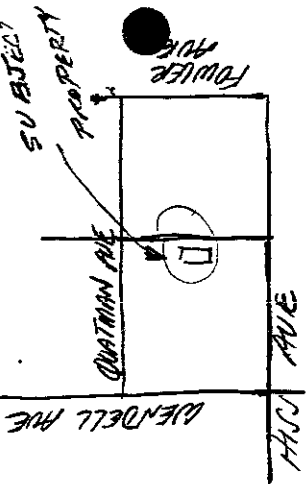
North

date: 2/22/95

prepared by: W. C. CARROLL

Scale of Drawing: 1" = 50'

BUTY HILL RD



Vicinity Map  
North  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: 14

Councilmanic District: 06

1"=200' scale map #: NE-8E

Zoning: DR-5.5

Lot size: 0.20 8745 square feet

public ☒ private ☐

SEWER: ☒

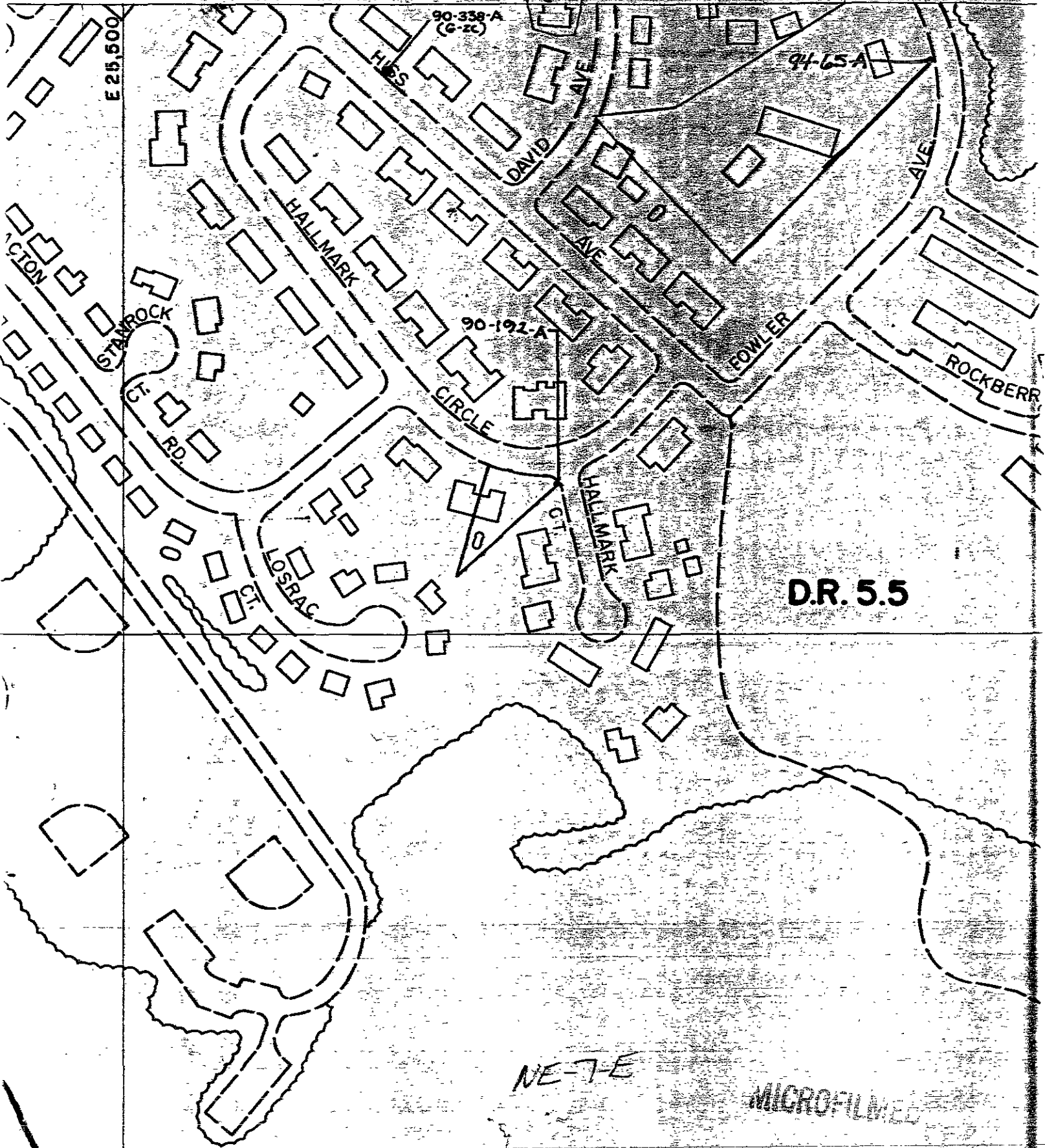
WATER: ☒

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: ☐

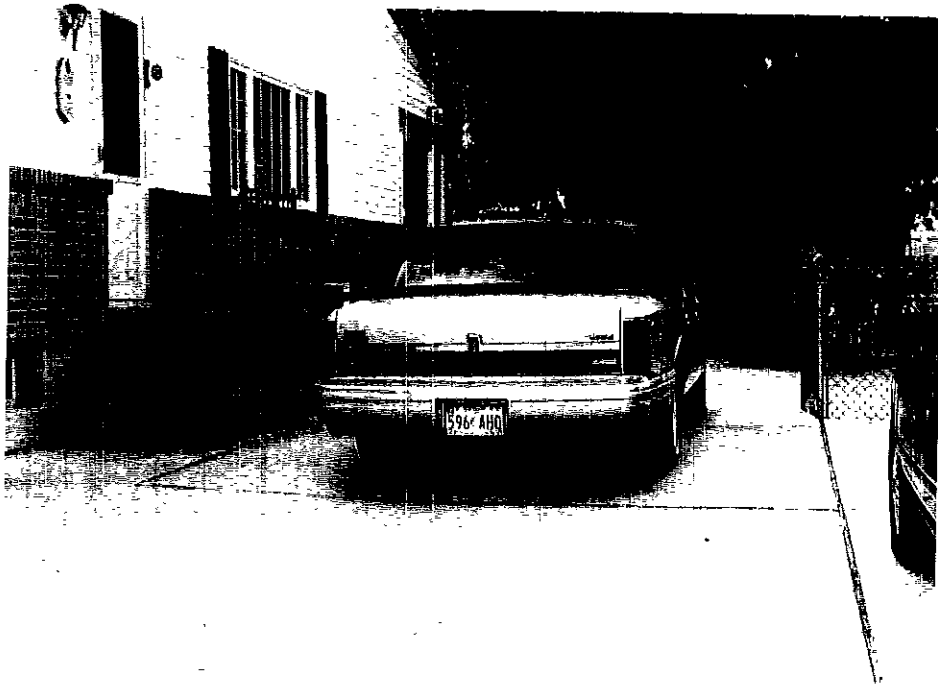
## Zoning Office USE ONLY

reviewed by: Jim ITEM #: 148 CASE#:



96-144-A





IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
W/S David Avenue, 200 ft. South  
of c/l of Quatman Avenue  
8508 David Avenue  
14th Election District  
6th Councilmanic District  
William R. Carroll, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-144-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William R. Carroll and C. Diane Carroll, his wife, for that property known as 8508 David Avenue in the Hallmark Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 inches in lieu of the required 6 ft. for a carport, in a D.R.5.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of November, 1995 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 inches in lieu of the required 6 ft. for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 6, 1995

Mr. and Mrs. William R. Carroll  
8508 David Avenue  
Baltimore, Maryland 21234

RE: Petition for Administrative Zoning Variance  
Case No. 96-144-A  
Property: 8508 David Avenue

Dear Mr. and Mrs. Carroll:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
encl.

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8508 David Ave  
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto, and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B; BCZR, to Permit A SIDEYARD SETBACK OF 4" IN LIEU OF THE REQUIRED 6" FOR A CARPORT.

or the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Name, Address and phone number of representative, to be contacted, if necessary:  
Signature  
Address  
City State Zipcode  
Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10th day of November, 1995, that the subject matter of this petition be set for a public hearing, advertisement, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: JWM DATE: 10-4-95  
ESTIMATED POSTING DATE: 10-15-95  
ITEM #: 148

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) here competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 8508 DAVID AVE  
BALTIMORE MD 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THERE EXISTS ONLY 15 FT - 6 IN FROM THE HOME TO THE PROPERTY LINE. IT IS NECESSARY TO USE THE FULL ALLOWANCE OF THE VARIANCE FOR INSTALLATION OF A CARPORT & PROTECTION FOR OUR CAR.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s): William R. Carroll, C. Diane Carroll  
Notary Public Seal

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of November, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William R. Carroll and C. Diane Carroll

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and equip each in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Notary Public Seal

My Commission Expires: May 1, 1998

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 8508 DAVID AVE  
Election District 14 Councilmanic District 06

Beginning at a point on the WEST side of (north, south, east or west)

DAVID AVE which is 25' (number of feet of right-of-way width)

wide at a distance of 200' (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street QUATMAN AVE (name of street)

which is 25' (number of feet of right-of-way width) wide. \*Being Lot # 16

Block F, Section # 4 in the subdivision of

HALLMARK MANOR as recorded in Baltimore County Plat

Book # 28, Folio # 069, containing

2360 20 FT WIDE LIEU (square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber Folio " and include the measurements and directions (notes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87' 12" 13" E. 321.1' ft., S.18' 27" 03" E.87.2' ft., S.62' 19" 00" W. 318' ft., and N.08' 15' 22" W. 80' ft. to the place of beginning.

7

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 144 Date of Posting: 10/14/95  
Posted for: Variance  
Petitioner: Wm. R. & C. Diane Carroll  
Location of property: 8508 David Ave, MD  
Location of Sign: Along roadway, opposite being, corner  
Remarks:  
Posted by: William Carroll  
Number of Signs: 1 Date of return: 10/14/95

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 10-4-95 ACCOUNT 96-144-A  
AMOUNT \$ 85.00  
RECEIVED FROM: WILLIAM CARROLL, JR.  
FOR: Admin. VAR. (Self)  
POSTAGE (over)  
BALANCE 007851  
03A030009MICAPC  
BA C00232P110-04-95  
VALIDATION ON SIGNATURE OF CASHIER  
JCL

Baltimore County  
Department of Permits and  
Development Management  
Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

### For newspaper advertising:

Item No. 148 Petitioner: William Carroll  
Location: 8508 David Ave, Balto., Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME  
ADDRESS: SAME

PHONE NUMBER: 668-4815

Printed with Soybean Ink  
on Recycled Paper





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 12, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-144-A (Item 148)  
8508 David Avenue  
W/S David Avenue, 200' S of C/A Quatman Avenue  
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before October 15, 1995. The closing date (October 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: William and Diane Carroll



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 25, 1995

Mr. and Mrs. William R. Carroll  
8508 David Avenue  
Baltimore, MD 21234

RE: Item No.: 148  
Case No.: 96-144-A  
Petitioner: W. R. Carroll, et ux

Dear Mr. and Mrs. Carroll:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Oct. 20, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for October 23, 1995  
Items 129, 148, 150 and 151

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/18/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 18, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 145, 147, 148, 149, 150 and 151.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 12, 1995  
Permits and Development  
Management

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 145, 148 and 150

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Edmy L. Kerna*

PK/JL

ITEM145/PZONB/ZAC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

10-16-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 148 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2259 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#147 — JRA

- Only 2 attachments submitted with variance petition, but 3 petitions submitted.
- Need power of attorney for person signing for legal owner.

#148 — JCM

- No acreage listed on folder.

#149 — JLL

- No review information on bottom of petition form.



**Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing**

PROPERTY ADDRESS: 8508 DAVID AVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HALLMARK PARK

plat book # 28, folio # 009, lot # 16, section # 4 96-144-A

OWNER: W. C. CARROLL & C. DIANE CARROLL

**LOCATION INFORMATION**

Election District: 14

Councilmanic District: 06

1"=200' scale map: NE-8E

Zoning: DR-55

Lot size: 0.20 8745 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: ☐ yes ☒ no

**Zoning Office USE ONLY!**

reviewed by: QJm ITEM #: 148 CASE#:

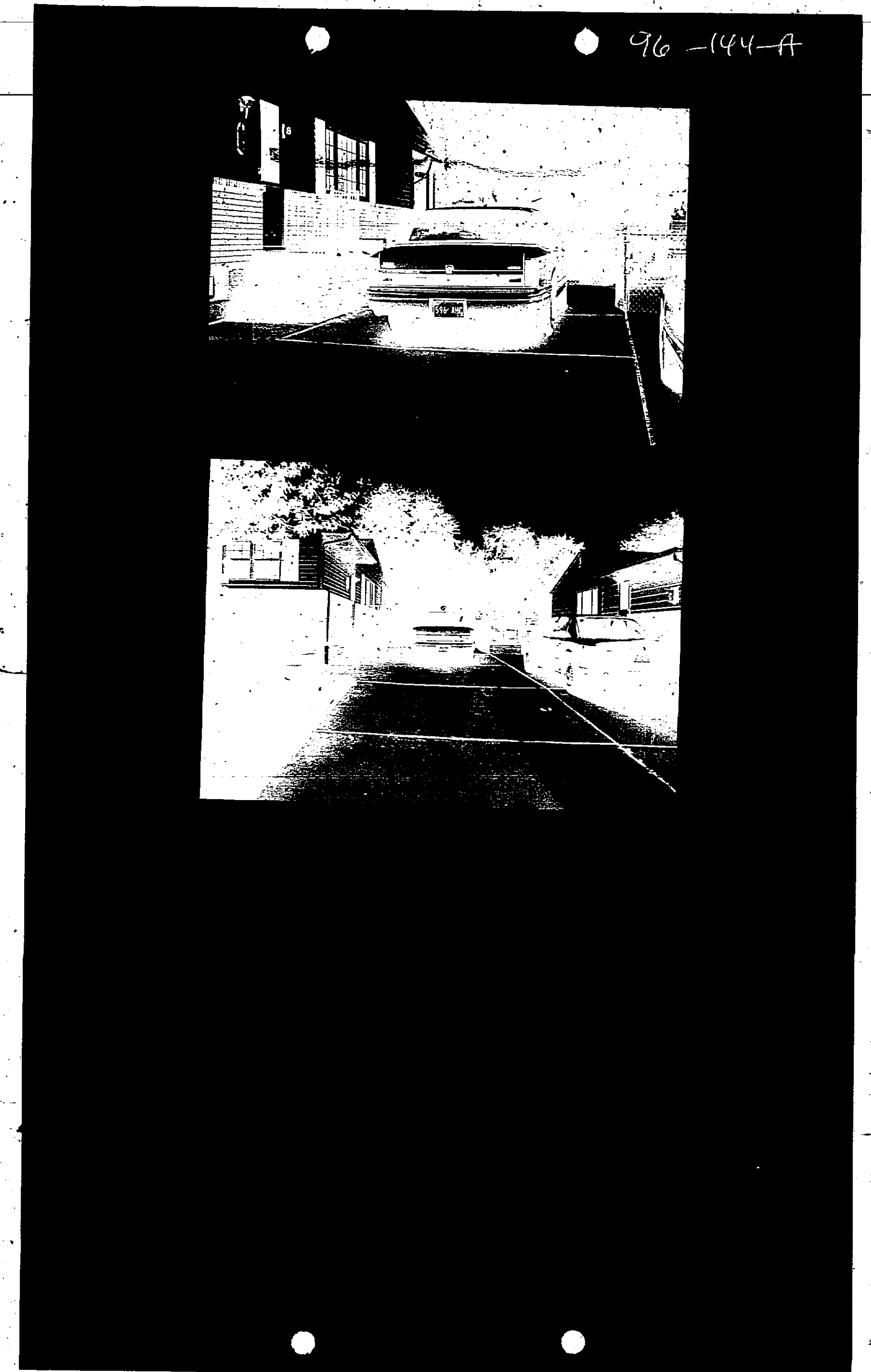
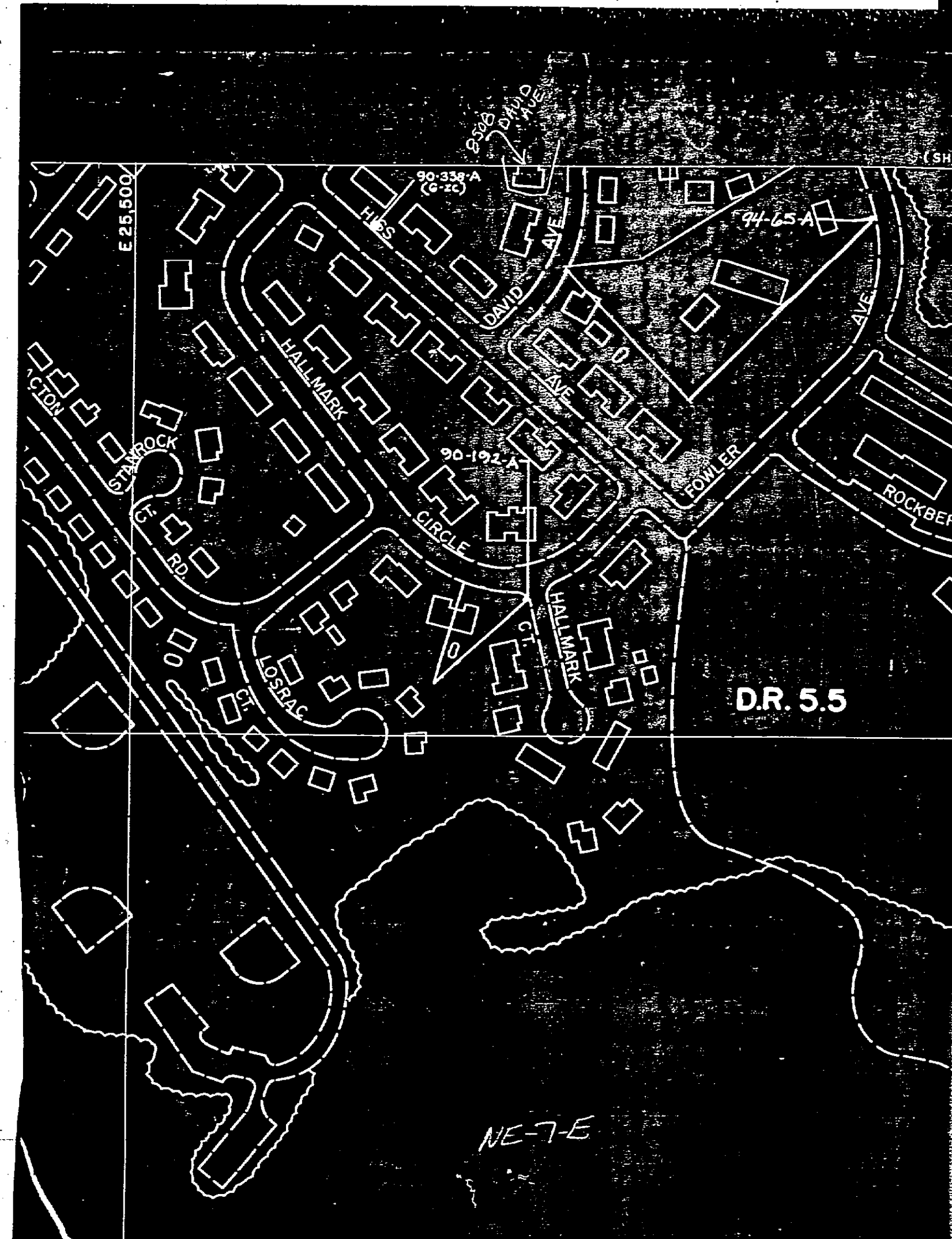
North

date: 7/22/85

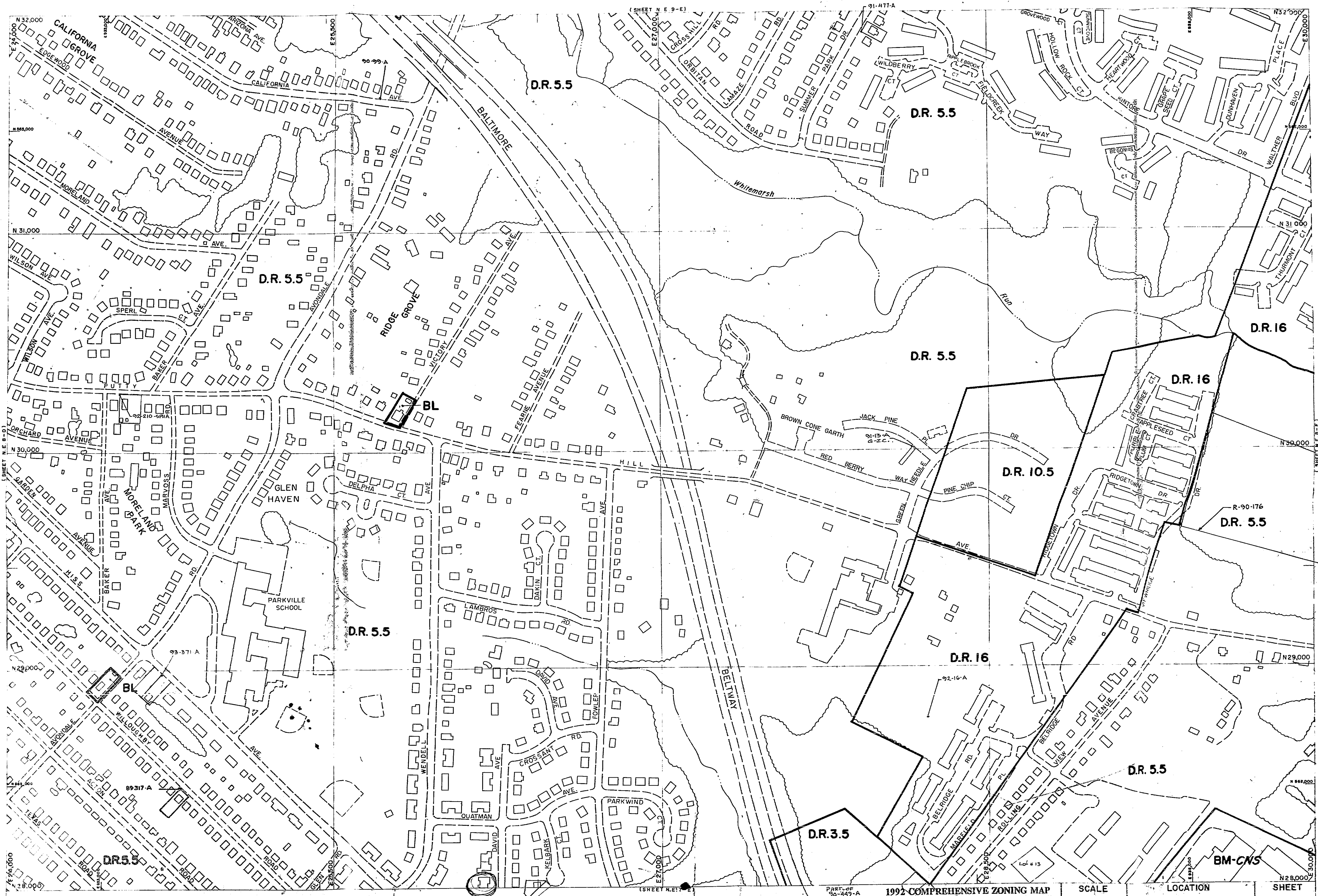
prepared by: W. C. CARROLL Scale of Drawing: 1"= 50'

*PROPOSED 15' x 32' x 15' H*

*Ref No 1*







N-SE M-SW  
N-NE M-NW

**1992 COMPREHENSIVE ZONING MAP**  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William A. Howard*  
Chairman, County Council

# BALTIMORE COUNTY

## OFFICE OF PLANNING AND ZONING

### OFFICIAL ZONING MAP

**1992 COMPREHENSIVE ZONING MAP**  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200'

DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
**FULLERTON**  
**PARKVILLE**

SHEET  
N.E.  
8-E





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
FULLERTON  
OVERLEA

SHEET  
N.E.  
7-E